



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: June 16, 2022

Project: Staybridge Suites (SP 2022-012)

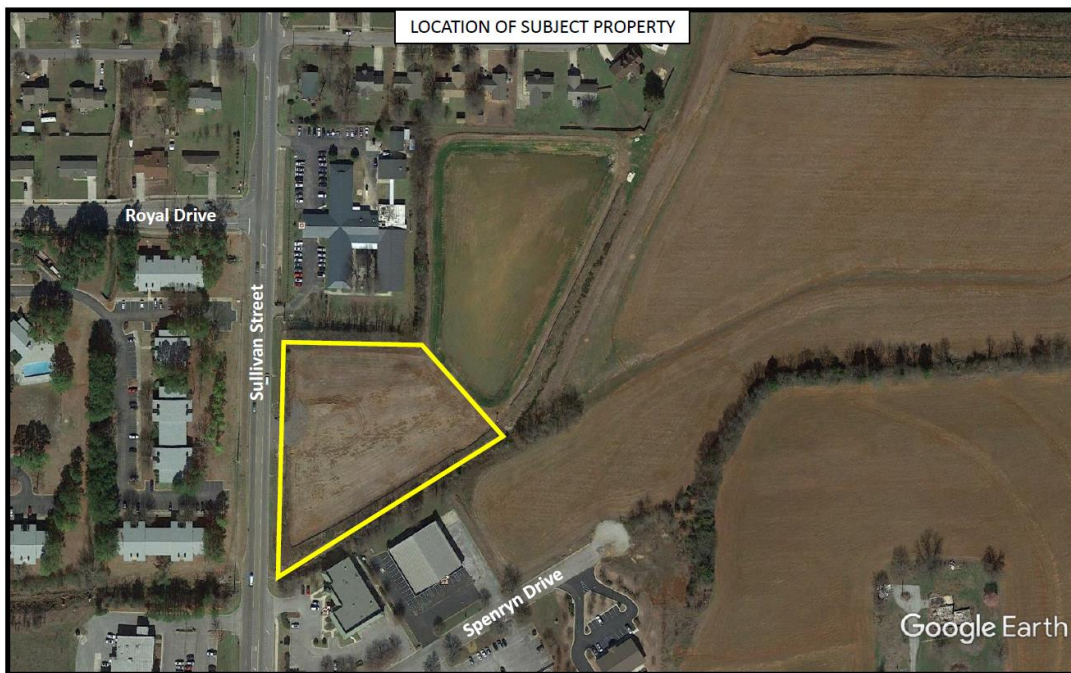
**Applicant/
Property**

Owner: Nishant Meraiya

Location: North of Spenryn Drive, East of Sullivan Street

Request Summary

This is a site plan for a new five story hotel with 88 rooms on 2.79 acres. The project will include 104 parking spaces.



Recommendation

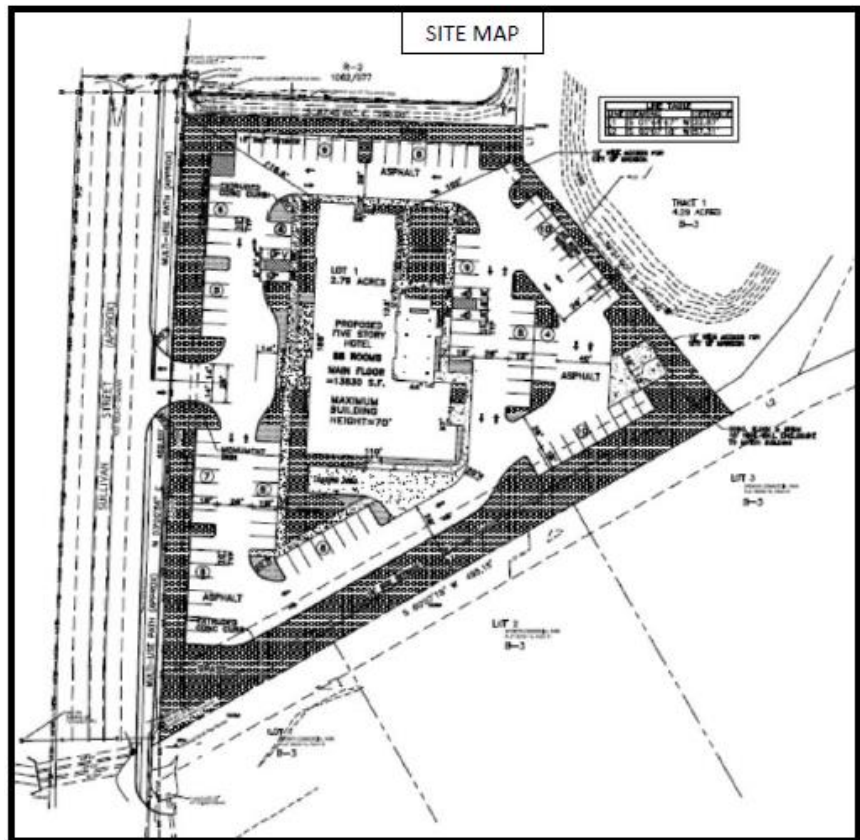
Motion to:

“Approve the Site Plan for Staybridge Suites (SP 2022-0012) with contingencies.”

Project Request

The proposed project is a five story Staybridge Suites hotel with 88 rooms. The building consists of 69,150 square feet. The project will have an outdoor pool and 104 parking spaces.

There is a stand of mature trees along the north property line. The applicant has noted on the plans that a seven-foot wide strip adjacent to this area be left undisturbed.



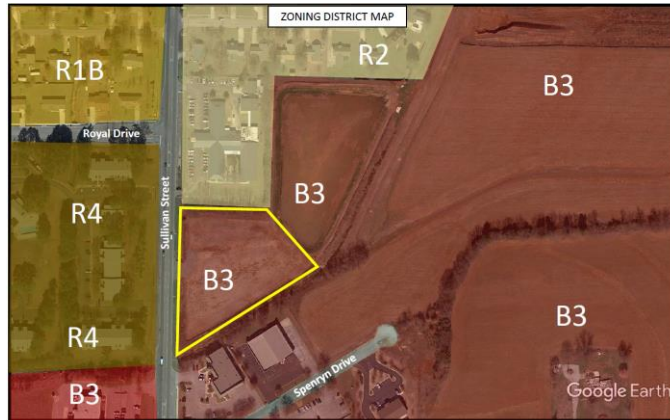
General Information

Background:

The Planning Commission approved a site plan for Candlewood Suites on April 19, 2018. The approval was for a four-story, 81 room hotel. The approval also included a substitution of the 50-foot screening buffer required in Section 5-18-5 with a 15-foot screening buffer along the north property line. This approval will carry over for this site plan.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	C (Commercial) RL (Residential Low Density)	B3 (General Business District)	Vacant
North of Subject Property	RL	R2 (Medium Density Residential District)	Assisted living facility
East of Subject Property	C	B3	Detention pond
South of Subject Property	C	B3	Retail/Medical
West of Subject Property (across Sullivan Street)	RHM (Residential High Density Multi-Family)	R4 (Multi-Family Residential District)	Apartments



Conformance with Long Range Plans:

1. Future Land Use Map
The subject property has the land use designation of Commercial. The project is consistent with this land use designation.
2. Growth Plan
The subject property is in the Midtown Madison Key Development Area, and the Plan states the general area of the subject property has potential for a hospitality core based on proximity to the airport and to the historic downtown.
3. Parks & Recreation Master Plan. Not Applicable.

Zoning & Subdivision Compliance:

The project is required to install a five foot sidewalk along Sullivan Street. The Planning Commission previously approved a "fee-in-lieu" instead of installation anticipating the improvements to Sullivan Street that have recently been completed. Staff has added the fee be paid as a contingency for this site plan request. The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The proposed project is a slightly larger version of the one approved in 2018. The site plan meets all applicable regulations and staff recommends approval. The hotel represents a positive investment in the area that will help support existing restaurants in the immediate vicinity.

Attachments

1. Recommended Technical Review Committee Contingencies for Staybridge Suites/Site Plan
2. Site Plan dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Staybridge Suites Site Plan

Planning Department

1. Submit fee in lieu for Sullivan sidewalk.
2. Cover Sheet: Provide a north arrow for vicinity map

Engineering Department

1. Site plan will not be signed until a copy of ADEM permit is received
2. Provide copy of stormwater information and include stormwater pipe profiles, with labels, and show 10yr and 25yr HGL labeled lines
3. Sheet C-1
 - a. Show location of ADA signage on East side of building
 - b. Add wheelstops at parking adjoining curb & sidewalk since curb is not raised.
 - c. Add a detail of sidewalk plan view and joints to details page. Include curb detail for sidewalk and extruded concrete curb
4. Sheet C-2
 - a. Update flood note. Site is no longer in a zone A, it is in a zone AE. Ensure MFFE of proposed building (has to be a min. 2 ft above highest BFE on site) and storm structure elevations are adequate in relation to BFE's. Add 100yr floodplain, cross sections and BFEs to drawings
 - b. Show completed new storm structure where creek crosses under Sullivan Street.
 - c. Add some spot elevation along curb lines etc to be used as reference elevations for checking drainage flow/direction
 - d. Verify that there is no fill to be placed in the AE zone created by before mentioned LOMR (see "a" above).
 - e. Correct storm pipe along North Property line to show being tied into new storm pipe that was constructed with multi-use path on Sullivan Street